

A.P.N.: 1220-21-710-245
File No: 143-2582550 (mk)
R.P.T.T.: \$0 #7

When Recorded Mail To: Mail Tax Statements To:
Sterling J. Nelson and Linda D. Nelson
671 Joette Drive
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sterling J. Nelson and Linda D. Nelson, as trustees of The Sterling and Linda Nelson
Revocable Living Trust, dated March 10, 2014

do(es) hereby *GRANT, BARGAIN and SELL* to

Sterling J. Nelson and Linda Nelson, husband and wife as joint tenants with right of
survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:

**LOT 58, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED IN
THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA,
ON MARCH 27, 1974 IN BOOK 374, PAGE 676 AS DOCUMENT NO. 72456.**

TOGETHER with all tenements, hereditaments and appurtenances, including easements and
water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents,
issues or profits thereof.

Subject to

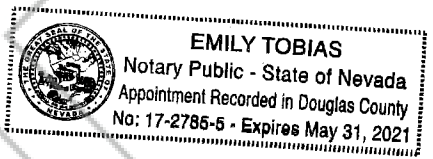
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now
of record.

Date: 02/11/2020

Sterling J. Nelson TTEE
Sterling J. Nelson, Trustee

Linda D. Nelson TTEE
Linda D. Nelson, Trustee

STATE OF **NEVADA**)
)
) :SS.
COUNTY OF **DOUGLAS**)



This instrument was acknowledged before me on this:
5 day of March, 2020

By: **Sterling J. Nelson and Linda D. Nelson, as Trustees**

By: *Emily Tobias* / Its: _____

Notary Public
(My commission expires: 5/31/21)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-21-710-245
- b) _____
- c) _____
- d) _____

2. Type of Property

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>3/10/20 ~A.B. Trust Ok</u>	

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #7
- b. Explain reason for exemption: Out of Trust for no consideration

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature]
Signature: _____

Capacity: Agent
Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

The Sterling and Linda Nelson
Print Name: Revocable Living Trust
Address: 671 Joette Drive
City: Gardnerville
State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Sterling J. Nelson and
Print Name: Linda D. Nelson
Address: 671 Joette Drive
City: Gardnerville
State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Print Name: Company
Address 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2582550 mk/ et
State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)